



WASHINGTON STATE HUMAN RIGHTS COMMISSION

KNOW YOUR HOUSING RIGHTS

The Washington State Human Rights Commission (Commission) enforces the Law Against Discrimination, Chapter 49.60 RCW.

WHAT IS CHAPTER 49.60 RCW?

Chapter 49.60 RCW is a state law that protects all persons in Washington from certain unfair and discriminatory practices with respect to real estate transactions, facilities, or services.

WHO IS PROTECTED FROM HOUSING DISCRIMINATION?

It is an unfair and unlawful practice for any person, whether acting for himself, herself, or another person, to discriminate in real estate when it is because of a person's:

- ♦ Race
- ♦ Creed
- ♦ Color
- ♦ National Origin
- ♦ Sex
- ♦ Marital Status
- ♦ Families with children status
- ♦ The presence of any sensory, mental, or physical disability
- ♦ The use of a trained dog guide or service animal by a person with a disability.

The law also prohibits retaliation for opposing an unfair practice.

WHAT ARE PROHIBITED UNFAIR HOUSING PRACTICES?

Under the law, if it's because of your race, creed, color, national origin, sex, marital status, families with children status, disability, or use of a trained dog guide or service animal by a person with a disability; it is unlawful for anyone directly or indirectly engaged in the sale or rental of real estate to discriminate:

- ♦ In sales, rentals, leases, listings, negotiations, or inspections.
- ♦ In terms, rates, privileges, conditions, or financing.
- ♦ In receiving and transmitting offers to purchase or rent.
- ♦ By representing that real property is not available for inspection, sale, or rental when in fact it is.

HOW QUICKLY MUST I FILE A COMPLAINT?

Under Chapter 49.60 RCW, a person must file a signed, notarized complaint with the Commission within (1) one year from the date of the alleged discriminatory action(s) or event(s).

HOW DO I FILE A COMPLAINT?

If you believe that you have been discriminated against, contact the nearest Commission office. An Intake Officer will review your situation and assist you in determining whether there is a basis for filing a complaint. Please inform the Commission if you need an accommodation due to a disability or limited English proficiency. The Commission's printed materials are available in alternate formats.

WHAT HAPPENS AFTER I FILE A COMPLAINT?

- ◆ The Commission is a neutral fact-finder - we do not take either side during an investigation. An Investigator will be assigned to gather evidence to determine if there is reasonable cause to believe that a violation of law has occurred. As needed, the investigator may interview witnesses or review documents and records.
- ◆ If the Commission finds that illegal discrimination has occurred, the Commission will first attempt to negotiate or conciliate a voluntary agreement to resolve the issues of the complaint. If conciliation efforts fail, then the complaint will be considered for a formal public hearing before an Administrative Law Judge.

VISIT OUR WEB SITE AT: <http://www.wa.gov/hrc>

We appreciate the opportunity to be of assistance to you and will make every effort to provide prompt service.

OLYMPIA HEADQUARTERS OFFICE 711 S. Capitol Way, Suite 402 Post Office Box 42490 Olympia, WA 98504-2490 PHONE: (360) 753-6770 VOICE TTY/TOLL FREE: 1-800-300-7525 FAX: (360) 586-2282 TOLL FREE: 1-800-233-3247 Se Habla Español	SEATTLE DISTRICT OFFICE Melbourne Tower, Suite 921 1511 Third Avenue Seattle, WA 98101-1626 PHONE: (206) 464-6500 TTY: (206) 587-5168 FAX: (206) 464-7463
SPOKANE DISTRICT OFFICE Great Western Building, Suite 412 W 905 Riverside Avenue Spokane, WA 99201-1099 PHONE: (509) 456-4473 FAX: (509) 456-4441	YAKIMA DISTRICT OFFICE Liberty Building, Suite 422 32 North Third Street Yakima, WA 98901-2730 PHONE: (509) 575-2772 FAX: (509) 575-2064 Se Habla Español

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THIS INFORMATION IS AVAILABLE IN ALTERNATE FORMATS